

WESTWOOD COMMUNITY TWO
ASSOCIATION, NC.

APPROVED BUDGET
JAN.1 TO DEC.31, 2022

INCOME	MONTHLY	APPROVED YEAR	PREVIOUS YEAR
Maintenance Fees	\$11,341.00	\$136,092.00	\$136,092.00
Misc.	\$0.00	\$0.00	\$0.00
Total Income	\$11,341.00	\$136,092.00	\$136,092.00
EXPENSES			
Administrative Expenses:			
Management Fees	\$1,712.00	\$8.00	\$20,544.00
Office Exp/Coupons	\$200.00	\$0.93	\$2,400.00
Legal Fees	\$200.00	\$0.93	\$2,400.00
Land Lease	\$3,863.00	\$18.05	\$46,356.00
Write Offs	\$55.00	\$0.26	\$660.00
Deficit Fund	\$333.00	\$1.56	\$3,996.00
Accounting	\$69.00	\$0.32	\$828.00
		\$0.00	
Sub-Total	\$6,432.00	\$77,184.00	\$81,732.00
Operating Expenses:			
Extirpating/Fertil	\$55.00	\$0.26	\$660.00
Irrigation Service	\$75.00	\$0.35	\$900.00
Lawn Care Service	\$275.00	\$1.29	\$3,300.00
Electric	\$800.00	\$3.74	\$9,600.00
Water & Sewer	\$325.00	\$1.52	\$3,900.00
Pool Service	\$665.00	\$3.11	\$7,980.00
Internet	\$89.00	\$0.42	\$1,068.00
Janitorial Service	\$390.00	\$1.82	\$4,680.00
Sub-Total	\$2,674.00	\$32,088.00	\$29,988.00
Repairs/Maintenance			
Irrigation Repair	\$25.00	\$0.12	\$300.00
Landscaping	\$150.00	\$0.70	\$1,800.00
Pool Repair	\$120.00	\$0.56	\$1,440.00
Miscellaneous	\$255.00	\$1.19	\$3,060.00
Sub-Total	\$550.00	\$6,600.00	\$4,452.00
Taxes & Insurance			
Fed/State/City Fees	\$25.00	\$0.12	\$300.00
Property & Liab/Dir.	\$1,150.00	\$5.37	\$13,800.00
Sub-Total	\$1,175.00	\$14,100.00	\$14,100.00
Reserves			
Painting	\$50.00	\$0.23	\$600.00
Remoing	\$140.00	\$0.65	\$1,680.00
Seaboat/Paving	\$50.00	\$0.23	\$600.00
Pool Fun Signs	\$90.00	\$0.42	\$1,080.00
Remarking	\$180.00	\$0.84	\$2,160.00
Sub-Total	\$510.00	\$6,120.00	\$5,820.00
Monthly Total Expenses	\$11,341.00		\$136,092.00
Monthly Total Income	\$11,341.00		\$136,092.00

MONTHLY MAINTENANCE FEES/RESERVES = \$53.00